



**TOWN OF GRAFTON**  
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## PLANNING BOARD

### **Proposed Amendments to the Grafton Zoning By-Law 2018 Spring Annual Town Meeting Article E**

To see if the Town will vote to amend the following sections Zoning By-Laws (ZBL) by deleting references to the size and number of documents submitted to applicable permitting boards and by adding language adding language stating the size and number of copies to be provided on application forms as follows (deletions in ~~striketrough~~, new language underlined):

#### **Section 1.3.3.3.d.) Site Plan Review**

1.3.3.3.d.) A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale. The application and number of copies shall be as specified on a form provided by the Planning Board. ~~If the plans submitted are 11" x 17" in size, a total of twenty five (25) copies of the plans shall accompany the application. If the plans prepared exceed 11" x 17" in size, a total of five (5) copies of such plans and twenty (20) sets of reduced-size copies (11" x 17") shall be submitted.~~ The Plan shall include the following information.

#### **Section 5.1 Special Regulations, General**

5.1. Procedures Requiring Site Plans - Applicants for Special Permits for uses so designated in Section 3.2 shall submit the application and number of copies as specified on a form provided by the special permit granting authority. ~~ten (10) copies of an application and a site plan to the special permit granting authority.~~ Applicants for multi-family and flexible development are encouraged to pursue Pre-Application Review prior to the formal application stage, which requires detailed plans.

#### **Section 5.3.4.b.) Special Regulations, Major Residential Development**

5.3.4.b.) Applicants for Major Residential Special Permits shall file with the appropriate number of copies as specified on a form, provided by the Planning Board, ~~Town Clerk one (1) copy, and with the Planning Board twelve (12) copies (unless a lesser number of copies is allowed by specific vote of the Planning Board),~~ ~~of and~~ the following documents, which shall have been prepared by an interdisciplinary team including a registered land surveyor, a registered professional engineer, and a registered landscape architect

#### **Section 10.7.C.4.) Fisherville Smart Growth Overlay District, Application for Plan Approval:**

10.7.C.4.) A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches thirty-six (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale. The application and number of copies shall be as specified on a form provided by the Planning Board. ~~If the plans submitted are 11" x 17" in size, a total of twenty-five (25) copies of the plans shall accompany the application. If the plans prepared exceed 11" x 17" in size, a total of five (5) copies of such plans and twenty (20) sets of reduced-size copies (11" x 17") shall be submitted.~~

#### **Section 10.8.A. Fisherville Smart Growth Overlay District, Procedures, Filing**

10.8.A Filing: An applicant for Plan Approval shall file the application and all required submittals with the Town Clerk and shall also file with the PAA, the appropriate number of copies and supplemental documents as specified on a form provided by the Planning Board. ~~forthwith 20 copies of the application and the other required submittals with the PAA including notice of the date of filing with the Town Clerk.~~

#### **Section 13.8.A. North Grafton Transit Village Overlay District Procedures, Filing**

13.8.A. Filing: An applicant for Plan Approval shall file the application and all required submittals with the Town Clerk and shall also file with the PAA, the appropriate number of copies and supplemental documents as specified on a form provided by the Planning Board. ~~forthwith 20 copies of the application and the other required submittals with the PAA including notice of the date of filing with the Town Clerk.~~